

SEQR RESOLUTION

UBF FACULTY-STUDENT HOUSING CORP. – REFUNDING PROJECT

A regular meeting of the Board of Directors of Town of Amherst Development Corporation (the “Issuer”) was convened in public session at the offices of the Issuer located at 4287 Main Street in the Town of Amherst, Erie County, New York on November 18, 2016 at 8:30 o’clock, a.m., local time.

The meeting was called to order by the (Vice) Chairman of the Board of Directors of the Issuer and, upon roll being called, the following members of the Board of Directors of the Issuer were:

PRESENT:

Carlton N. Brock, Jr.	Chairman
Michele F. Marconi	Vice Chairman
Aaron J. Stanley	Treasurer
E. Marshall Wood, Jr.	Secretary
Steven Sanders	Member
Edward Stachura	Member
Michael R. Szukala	Member

ABSENT:

ISSUER STAFF PRESENT INCLUDED THE FOLLOWING:

David Mingoia	Interim Chief Executive Officer/Executive Director
Diane K. Church, Esq.	Issuer Counsel
Terrence M. Gilbride, Esq.	Company Counsel

The following resolution was offered by _____, seconded by _____, to wit:

Resolution No. ____

RESOLUTION DETERMINING THAT ACTION TO UNDERTAKE A PROJECT FOR THE BENEFIT OF UBF FACULTY-STUDENT HOUSING CORP. IS A “TYPE II ACTION” AND NO FURTHER ACTION IS REQUIRED UNDER SEQRA WITH RESPECT THERETO.

WHEREAS, Town of Amherst Development Corporation (the “Issuer”) was created pursuant to Section 1411 of the Not-For-Profit Corporation Law of the State of New York, as amended (the “Enabling Act”). Pursuant to the provisions of the Enabling Act and Revenue Ruling 57-187 and Private Letter Ruling 200936012, the Town Board of Town of Amherst, New York (the “Town”) adopted a resolution on October 5, 2009 (the “Sponsor Resolution”) (A) authorizing the incorporation of Town of Amherst Development Corporation (the “Issuer”) under the Enabling Act and (B) appointing the initial members of the board of directors of the Issuer. In February, 2010, a certificate of reincorporation was filed with the New York Secretary of State’s Office (the “Certificate of Reincorporation”) creating the Issuer as a public instrumentality of the Town; and

WHEREAS, the Issuer is authorized and empowered by the provisions of the Enabling Act to relieve and reduce unemployment, promote and provide for additional and maximum employment, better and maintain job opportunities, and lessen the burdens of government and act in the public interest, and in carrying out the aforesaid purposes and in exercising the powers conferred in the Enabling Act, the Enabling Act declares that the Issuer will be performing essential governmental functions; and

WHEREAS, to accomplish its stated purposes, the Issuer is authorized and empowered under the Enabling Act to acquire real and personal property; to borrow money and issue negotiable bonds, notes and other obligations therefore; to lease, sell, mortgage or otherwise dispose of or encumber any of its real or personal property upon such terms as it may determine; and otherwise to carry out its corporate purposes in the territory in which the operations of the Issuer are principally to be conducted; and

WHEREAS, UBF Faculty-Student Housing Corp., a State of New York not-for-profit corporation (the "Company"), has submitted an application (the "Application") to the Issuer, a copy of which Application is on file at the office of the Issuer, which Application requested that the Issuer consider undertaking a project (the "Project") for the benefit of the Company, said Project consisting of the following: (A) the refunding, in whole or in part, of the Issuer's Tax-Exempt Student Housing Facility Revenue Bonds (UBF Faculty-Student Housing Corp. - Greiner and Hadley Projects at SUNY Buffalo), Series 2010A in the original aggregate principal amount of \$82,865,000 (the "Prior Bonds"), which Prior Bonds were issued on May 25, 2010 to finance the following project (the "Series 2010 Project"): (1) the acquisition by the Issuer of a subleasehold interest in an approximately 13.47 acre parcel of land located on the North Campus (the "Campus") of the State University of New York at Buffalo (the "University") in the Town of Amherst, Erie County, New York (the "William R. Greiner Hall Ground Lease Land"), (2) the construction on the William R. Greiner Hall Ground Lease Land of a new student housing facility to contain approximately 198,500 square feet of space (the "William R. Greiner Hall Facility"), (3) the acquisition and installation therein and thereon of certain machinery and equipment (the "William R. Greiner Hall Equipment") (the William R. Greiner Hall Ground Lease Land, the William R. Greiner Hall Facility and the William R. Greiner Hall Equipment hereinafter collectively referred to as the "William R. Greiner Hall Project Facility"), and (4) the refinancing, in whole or in part, of the outstanding Tax-Exempt Housing Revenue Bonds (State University of New York at Buffalo Student Apartment Project), Series 1999A issued by the Village of Kenmore Housing Authority, in the original aggregate principal amount of \$21,835,000 (the "Series 1999A Bonds"), the proceeds of which Series 1999A Bonds provided financing for a previously completed student housing capital project (the "Hadley Village Project"), all of the foregoing to constitute the refinancing of apartment style dormitory facilities and other directly and indirectly related activities for the Company; (B) the financing of all or a portion of the costs of the foregoing by the issuance of revenue bonds of the Issuer in one or more issues or series in an aggregate principal amount sufficient to pay the cost of undertaking the Project, together with necessary incidental costs in connection therewith, presently estimated to be \$74,000,000 and in any event not to exceed \$80,000,000 (the "Obligations"); (C) the payment of all or a portion of the costs incidental to the issuance of the Obligations, including issuance costs of the Obligations and any reserve funds as may be necessary to secure the Obligations; and (D) the making of a loan (the "Loan") of the proceeds of the Obligations to the Company or such other person as may be designated by the Company and agreed upon by the Issuer; and

WHEREAS, in response to the receipt by the Issuer of the Application, the Interim Chief Executive Officer of the Issuer (A) caused notice of a public hearing of the Issuer (the "Public Hearing") pursuant to Section 147(f) of the Internal Revenue Code of 1986, as amended (the "Code") and, as provided in the Certificate of Incorporation, pursuant to the applicable provisions of Section 859-a and Section 859-b of the General Municipal Law of the State of New York (the "GML"), to hear all persons

interested in the Project and the financial assistance being contemplated by the Issuer with respect to the Project, to be published on November 2, 2016 in the Amherst Bee, a newspaper of general circulation available to the residents of the Town of Amherst, Erie County, New York, (B) caused notice of the Public Hearing to be posted on (1) November 2, 2016 in the Amherst Town Clerk's office in the Town of Amherst Town Hall located at 5583 Main Street in the Town of Amherst, Erie County, New York and (2) November 1, 2016 on the Issuer's website, (C) caused notice of the Public Hearing to be mailed on October 31, 2016 to the chief executive officers of the county and of each city, town, village and school district in which the Prior Project Facility is (or will be) located, (D) conducted the Public Hearing on November 18, 2016 at 8:30 o'clock a.m., local time at the offices of the Issuer located at 4287 Main Street in the Town of Amherst, Erie County, New York, and (E) prepared a report of the Public Hearing (the "Public Hearing Report") which fairly summarized the views presented at such Public Hearing and caused copies of said Public Hearing Report to be made available to the members of the board of directors of the Issuer and to the Town Board of Town of Amherst, New York (the "Town Board"); and

WHEREAS, pursuant to Article 8 of the Environmental Conservation Law, Chapter 43-B of the Consolidated Laws of New York, as amended (the "SEQR Act") and the regulations (the "Regulations") adopted pursuant thereto by the Department of Environmental Conservation of the State of New York (collectively with the SEQR Act, "SEQRA"), the Issuer must satisfy the requirements contained in SEQRA and the Regulations prior to making a final determination whether to undertake the Project; and

WHEREAS, pursuant to SEQRA, the Issuer has examined the Application in order to make an determination as to the potential environmental significance of the Project; and

WHEREAS, the Project appears to constitute a "Type II action" (as said quoted term is defined in the Regulations), and therefore it appears that no further determination or procedure under SEQRA is required with respect to the Project;

NOW, THEREFORE, BE IT RESOLVED BY THE MEMBERS OF THE BOARD OF DIRECTORS OF TOWN OF AMHERST DEVELOPMENT CORPORATION, AS FOLLOWS:

Section 1. The Issuer has received copies of, and has reviewed, the Application and other documents received by the Issuer with respect thereto (collectively, the "Reviewed Documents") and, based upon said Reviewed Documents and the representations made by the Company to the Issuer at this meeting, and based further upon the Issuer's knowledge of the area surrounding the Project and such further investigation of the Project and its environmental effects as the Issuer has deemed appropriate, the Issuer makes the following findings and determinations with respect to the Project:

(A) The project (the "Project") consists of the following: (A) the refunding, in whole or in part, of the Issuer's Tax-Exempt Student Housing Facility Revenue Bonds (UBF Faculty-Student Housing Corp. - Greiner and Hadley Projects at SUNY Buffalo), Series 2010A in the original aggregate principal amount of \$82,865,000 (the "Prior Bonds"), which Prior Bonds were issued on May 25, 2010 to finance the following project (the "Series 2010 Project"): (1) the acquisition by the Issuer of a subleasehold interest in an approximately 13.47 acre parcel of land located on the North Campus (the "Campus") of the State University of New York at Buffalo (the "University") in the Town of Amherst, Erie County, New York (the "William R. Greiner Hall Ground Lease Land"), (2) the construction on the William R. Greiner Hall Ground Lease Land of a new student housing facility to contain approximately 198,500 square feet of space (the "William R. Greiner Hall Facility"), (3) the acquisition and installation therein and thereon of certain machinery and equipment (the "William R. Greiner Hall Equipment") (the William R. Greiner Hall Ground Lease Land, the William R. Greiner Hall Facility and the William R.

Greiner Hall Equipment hereinafter collectively referred to as the “William R. Greiner Hall Project Facility”), and (4) the refinancing, in whole or in part, of the outstanding Tax-Exempt Housing Revenue Bonds (State University of New York at Buffalo Student Apartment Project), Series 1999A issued by the Village of Kenmore Housing Authority, in the original aggregate principal amount of \$21,835,000 (the “Series 1999A Bonds”), the proceeds of which Series 1999A Bonds provided financing for a previously completed student housing capital project (the “Hadley Village Project”), all of the foregoing to constitute the refinancing of apartment style dormitory facilities and other directly and indirectly related activities for the Company; (B) the financing of all or a portion of the costs of the foregoing by the issuance of revenue bonds of the Issuer in one or more issues or series in an aggregate principal amount sufficient to pay the cost of undertaking the Project, together with necessary incidental costs in connection therewith, presently estimated to be \$74,000,000 and in any event not to exceed \$80,000,000 (the “Obligations”); (C) the payment of all or a portion of the costs incidental to the issuance of the Obligations, including issuance costs of the Obligations and any reserve funds as may be necessary to secure the Obligations; and (D) the making of a loan (the “Loan”) of the proceeds of the Obligations to the Company or such other person as may be designated by the Company and agreed upon by the Issuer.

(B) The Project consists of the refinancing of existing debt.

Section 2. Based upon the foregoing, the Issuer makes the following findings and determinations with respect to the Project:

(A) Pursuant to Section 617.5(c)(23) of the Regulations, the Project is a “Type II action” (as said quoted term is defined in the Regulations); and

(B) Therefore, the Issuer hereby determines that no environmental impact statement or any other determination or procedure is required under the Regulations.

Section 3. The Interim Chief Executive Officer of the Issuer is hereby directed to file a copy of this Resolution with respect to the Project in the office of the Issuer.

Section 4. This Resolution shall take effect immediately.

The question of the adoption of the foregoing Resolution was duly put to a vote on roll call, which resulted as follows:

Carlton N. Brock, Jr.	VOTING	_____
Michele F. Marconi	VOTING	_____
Aaron J. Stanley	VOTING	_____
E. Marshall Wood, Jr.	VOTING	_____
Steven Sanders	VOTING	_____
Edward Stachura	VOTING	_____
Michael R. Szukala	VOTING	_____

The foregoing Resolution was thereupon declared duly adopted.

STATE OF NEW YORK)
) SS.:
COUNTY OF ERIE)

I, the undersigned (Assistant) Secretary of Town of Amherst Development Corporation (the “Issuer”), DO HEREBY CERTIFY that I have compared the foregoing annexed extract of the minutes of the meeting of the members of the Issuer, including the Resolution contained therein, held on November 18, 2016 with the original thereof on file in my office, and that the same is a true and correct copy of said original and of such Resolution contained therein and of the whole of said original so far as the same relates to the subject matters therein referred to.

I FURTHER CERTIFY that (A) all members of the Issuer had due notice of said meeting; (B) said meeting was in all respects duly held; (C) pursuant to Article 7 of the Public Officers Law (the “Open Meetings Law”), said meeting was open to the general public, and due notice of the time and place of said meeting was duly given in accordance with such Open Meetings Law; and (D) there was a quorum of the members of the Issuer present throughout said meeting.

I FURTHER CERTIFY that, as of the date hereof, the attached Resolution is in full force and effect and has not been amended, repealed or rescinded.

IN WITNESS WHEREOF, I have hereunto set my hand this 18th day of November, 2016.

(Assistant) Secretary